

2/27/06 11:57:47
BK 522 PG 36
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY:
WALKER, BROWN & BROWN, P.A.
P.O. BOX 276
HERNANDO, MS. 38632
429-5277 / (901) 521-9292

2/07/06 4:26:56
BK 520 PG 633
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

FRANK M. ROBERSON, JR., GRANTOR

TO

WARRANTY DEED

RICHARD L. LYNCH, JR., GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, Frank M. Roberson, Jr., hereby sells, conveys, and warrants unto the Grantee, Richard L. Lynch, Jr., the land in DeSoto County, Mississippi, being more particularly described as follows:

Lot 3, Goodman Crossing Subdivision, in Section 25, Township 1, Range 8 West, DeSoto County, Mississippi, as more particularly described in Plat Book 78, Page 12, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Also, a 50 foot wide easement providing ingress and egress between the subject property and Goodman Road as granted in Warranty Deed recorded June 27, 1978 in Book 385 records of Warranty Deeds of DeSoto County and in the Plat of Phase 2, DeSoto Crossing Subdivision recorded December 6, 1994 in Plat Book 48 at Page 24, being in §25, T1S, R8W, DeSoto County, Mississippi.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities including Release of Damages in favor of Mississippi State Highway Commission recorded in Deed Book 204, Page 196, in the office of the Chancery Clerk of DeSoto County, Mississippi; Easement to Horn Lake Water Association recorded in Deed Book 303, Page 71, and easement to Mississippi Power & Light Company recorded in Deed Book 150, Page 68 and Deed Book 150, Page 692, all in the office of the Chancery Clerk of DeSoto County, Mississippi; Easement to Owl Ventures, IV. LLC recorded in Deed Book 410, Page 684, in the Office of the Chancery Clerk of DeSoto County, Mississippi; Restrictive Covenants of Goodman Crossing Subdivision recorded in

WBP

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Plat Book 78, Page 12, in the office of the Chancery Clerk of DeSoto County, Mississippi and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners.

Taxes for 2006 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession will be given this date.

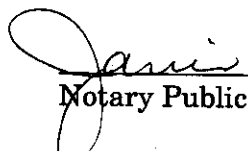
EXECUTED this the 20 day January, 2006.

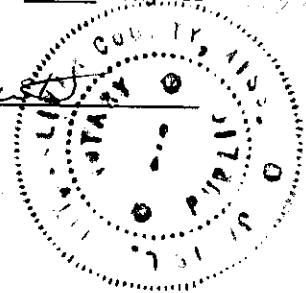

FRANK M. ROBERSON, JR.
GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Frank M. Roberson, Jr., who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 20 day of January, 2006.


Notary Public



My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: April 11, 2006
Bonded Thru Heiden, Brooks & Garland, Inc.

GRANTOR'S ADDRESS: 1571 Single Tree Drive
Hernando, MS, 38632
Home #: (662) 429-8913 Business #: () N/A

GRANTEE'S ADDRESS: Southeastern Investments, Inc.
5170 Sanderlin Ave., #201
Memphis, TN 38117
Home #: (901) 763-0160 Business #: (901) 581-7058

Prepared by:
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